

# GEORGETOWN

LAND DEVELOPMENT COMPANY



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**TOWN of REDDING, CONNECTICUT**

Zoning Commission

10 Lonetown Road, P.O. Box 1028, Redding, CT 06875 Tel. (203) 938-8517 Fax (203) 938-5027

September 10, 2004

Mr. Richard Gibbons - Esq.  
27 Imperial Avenue  
Westport, CT 06880

Re: Zoning Approval for Master Plan Special Permit  
Application for Georgetown Land Development

Dear Mr. Gibbons:

This letter is to confirm the formal approval by the Town of Redding Zoning Commission covering the establishment of a Special Development District and the approval of a Master Plan Special Permit which is outlined in your original application per your cover letter dated June 9, 2004 as modified by your latest Addendum dated August 18, 2004.

Please be advised that we need to receive a copy of your covenants to be filed with your deed as per the letter of intent.

Please contact me if you have any questions and or comments relative to this matter.

Sincerely,

  
Tom Gormley  
Zoning & Wetland Enforcement Officer

CC: FileGLDapprovalMASPLAN

Record Owner: Georgetown Land Development Company, LLC and  
ARR Georgetown, LLC

Legal Description

Georgetown Land Development Company, LLC and  
ARR Georgetown, LLC

Master Plan Special Permit and Special Development District  
Approved 9/9/04 – Redding Zoning Commission

All those certain pieces or parcels of land, with the improvements thereon, situated in the Town of Redding, County of Fairfield and State of Connecticut, being shown as: (1) "Parcel A (Assessor's No. 32-1, 2, 3) Acres = 41.4822" on Redding Town Clerk Map Nos. 3434 and 3435; (2) "Parcel B (Assessor's No. 34-1) Acres = 1.4529" on Redding Town Clerk Map No. 3435; (3) "Parcel C (Assessors No. 35-1) Acres = 1.8746" on Redding Town Clerk Map No. 3436; (4) "Parcel D (Assessor's No. 37-1) Acres = 5.9797" on Redding Town Clerk Map No. 3436; (5) Parcel shown as "Total Area = 0.765 AC.", more or less, on Redding Town Clerk Map No. 3626.

RECEIVED FOR RECORD  
this 30<sup>th</sup> day of DECEMBER, 2005  
@ 1:05 PM.  
ATTEST: Michelle M. Mende  
REDDING TOWN CLERK

sale or any lease for such units will contain provisions setting forth the relevant restrictions.

The Applicant will maintain coordination with the Redding Commission for the Elderly. 40 of the 55 Affordable Housing Units will give preference to Redding senior citizens in accordance with, and to the extent permitted by applicable federal and state laws. Further, the Applicant will use its best efforts to obtain subsidies from third party housing programs in order to further reduce costs for the resident(s) of these Affordable Housing Units. Compliance with these provisions will be a condition that must be satisfied prior to issuance of a Certificate of Occupancy for each Affordable Housing Unit.

#### 6. Enforcement Mechanism

The Applicant has created the framework for a taxing district which will encompass the entire Special Development District. As in the many other taxing districts throughout Connecticut, this entity functions as a quasi-municipality with the power to tax, assess fines against property owners who violate Covenants (as hereafter defined) and provide services to the district. Ownership within the tax district automatically subjects the property owner to the authority of the tax district, in the same manner that someone buying property in the Town of Redding is subject to Redding's authority and taxes. The Tax District is not being formed to undermine the powers and authority of the Town of Redding. An additional benefit to the owners is that payments made to the tax district may be tax deductible.

Snow plowing and road maintenance for interior portions of the redevelopment site will not be the responsibility of the Town of Redding unless the Town of Redding accepts any such road as a Town Road. Garbage collection shall not be a responsibility of the Town of Redding.

Upon approval of the Master Plan Special Permit, the Applicant will prepare a Declaration of Restrictive Covenants or other appropriate document (Covenants) to bind all owners and future owners within the community to the Design Code, as well as all provisions and conditions imposed upon the Master Plan Special Permit, and such other restrictions and provisions as the Applicant deems necessary to impose, including the financial obligations associated with the community. These Covenants will be enforced by Tax District. Until such time that the tax district is in place, the Applicant, or an entity created and controlled by the Applicant, will function in this capacity.

The enforcement entity would serve the following functions, as well as such other functions as the owners within the community assign to it: own and maintain roads, sidewalks, parking garages, open spaces and such elements of the infrastructure that are not controlled by independent utility companies or other providers. This entity will be funded by parking fees and other fees that may be established, and if necessary, by owner assessments.

In addition, this entity will have the authority to enforce the Covenants, including the Design Code and other rules and regulations of the community that may be imposed in



order to maintain the character and safety of the community. The Redding Zoning Commission shall also have enforcement powers with respect to the Redding Zoning Regulations as well as the provisions and conditions of the Master Plan Special Permit and individual Site Plan approvals. All other provisions of the Redding Zoning Regulations shall continue to apply to the development property, except as modified or changed by the SDD, Master Plan Special Permit and individual Site Plan Approvals.

Finally, this entity will have the responsibility to monitor and enforce compliance with the Affordable Housing Regulations for the Affordable Housing Units to be created, and for reporting at least annually to the Town of Redding with respect to this compliance.

The Applicant proposes to convey the Black Box Theater to a non-profit entity to be created, which entity would own and maintain the theater for the benefit of the public.

#### 7. Environmental Remediation

At the time of each Site Plan application, the Applicant shall provide the Redding Zoning Commission with information concerning the environmental condition of the property contained in the area subject to such application, and a copy of any approvals, permits or licenses required from other Town, State or Federal boards, commissions or agencies having jurisdiction with respect to the remediation and development of such areas. In addition, notice of any Connecticut Department of Environmental Protection administrative proceedings relating to the development site shall be given to the Redding Zoning Commission within 5 business days of receipt of same by the Applicant.

#### 8. Phasing

At the time of each Site Plan application, the Applicant shall provide the Redding Zoning Commission with information concerning all infrastructure needed for the development of the property contained in the area subject to such application, and concerning the safety needs of those who will live and/or work in such area and any adjoining completed phases; including, but not limited to adequacy of streets, parking, electric, water and sewer services. No underground storage tanks will be permitted in any development areas, and any above ground fuel, chemical or hazardous substance storage tanks must comply with all federal, state and local rules, laws and regulations.

#### 9. Financial Assurance

At the time each Site Plan application is filed, a financial security instrument, consistent with sections 5.1 and 5.2 of the Redding Zoning Regulations and Connecticut Law shall be presented to the Redding Zoning Commission. The amount shall be as approved by the Redding Zoning Commission, and shall be in a form reasonably acceptable to the Redding Treasurer and Town Counsel. Release of the secured amounts will be granted expeditiously and in part as construction progresses upon request to the Redding Zoning Enforcement Officer, accompanied by reasonable proof of construction progress.

10. Communication with the Redding Zoning Commission

The Applicant shall retain responsibility for communication about the site development with the Redding Zoning Commission until such time as each phase is completed and a Certificate of Zoning Compliance is issued for such phase.

*Georgetown Land Development Company, LLC*  
*ARR Georgetown, LLC*

Letter of Intent and Master Plan Summary

The applicant proposes a plan for the redevelopment of the former Gilbert & Bennett Manufacturing Company facility into a mixed use residential, retail and commercial village in character with the surrounding Georgetown community. The proposed village will include a diverse mix of housing opportunities within walkable neighborhoods, retail shops and restaurants to serve the new community and the surrounding area, transportation choices that will include access to MetroNorth rail service, and commercial uses for offices and local trades.

Due to the size and scope of the development, it will be accomplished in phases as set forth in the plans submitted. No particular order of the phase development is proposed as this will be determined by construction requirements and the market. However, each phase, as developed, will provide all of the infrastructure needs for that particular phase. Further information regarding the phasing plan is contained in the submittal package.

The applicant has established an independent taxing district that will, in accordance with the Connecticut General Statutes, become empowered with the existence of 15 registered voters. The Taxing District will function as the provider of maintenance for community facilities and utilities, and will also function as the body to enforce architectural standards and ensure adherence with all development covenants that may be incorporated by the Town. Until such time as these responsibilities are assumed by the Taxing District, these responsibilities will be handled by a private association, established and operated by the developer and/or owners of property in the development.

The Design Code Summary

The Design Code is established to guide the building of the community at the former Gilbert & Bennett manufacturing facility. The code assures that all new buildings are in harmony with each other, and with the traditional architecture of the area. Further, the code sets forth standards for a neighborhood structure having the following characteristics:

- The neighborhood is limited in size by an approximate ten minute walking distance from edge to center.
- Residences, shops, workplaces, and civic buildings are included in close proximity.
- A variety of thoroughfares serve the needs of pedestrian and automobile equitably.
- Building frontages in disciplined alignment define the public space.
- Public spaces in the form of squares, green parks, and walking paths provide places for social activity and recreation.
- Civic buildings reinforce the identity of the community, providing places for assembly.



In a limited number of buildings within the Neighborhood Center and Core, alternate uses are proposed in order to provide needed flexibility in structures that are suitable for a variety of uses. This flexibility will not increase residential densities which will be fixed by the Master Plan. Rather, this will permit the approved residential and business uses to blend within this Neighborhood Center/Core area as a function of the desires of the people who will actually live there. This flexibility has been designed into a use chart which is included in the Plan Sheets. This is accomplished by indicating, for specific structures, a column that specifies the use which is proposed by the applicant based on their estimate of the current market, and a separate column that specifies uses that would be permitted within such structure. This built-in flexibility will have virtually no actual impact on the overall character of the Neighborhood Center/Core area, but it will allow the plan to better serve the needs of the community.

### TRAFFIC AND PARKING

A detailed Traffic Report has been submitted as part of the submittal package. The Applicant will take responsibility for accomplishing the proposed off-site improvements, in order to achieve a traffic circulation system that will handle the additional traffic flows from the development.

The development plan also calls for the abandonment, by the Town, of North Main Street from approximately the intersection of Portland Avenue and North Main Street, to the MetroNorth Railroad crossing. The exact area of the proposed abandonment is depicted on the submitted plans. North Main Street would be reconfigured as it winds through the site (as shown on the plans). Initially, North Main Street would be restricted to one-way traffic heading west, out of the site and toward Route 7. However, the plans show that we propose to move the railroad grade crossing north of its current location in order to cross the tracks near the Bob Sharp Motors facility. Moving the grade crossing will require approvals that can not be readily obtained. Consequently, in the interim, we are proposing one-way traffic out of the site.

A total of 1,842 parking spaces consisting of both surface and structured parking are proposed for the development. The inner core area provides the greatest challenge to introduce parking in the midst of preserved historic buildings. However, ample parking is provided for all proposed uses in the Village. One goal expressed during the Charrette, and achieved in the plan, is to have people park in designated areas, which will encourage them to walk throughout the neighborhood core area, and thereby experience the village character. In this manner, the "10 minute" walking distance from neighborhood edge to neighborhood center is both utilized and enhanced.

### PUBLIC OPEN SPACE

The Open Space and Landscape plan have been designed to provide as much green space and recreational opportunity as possible, while preserving the vitality of the village. Total Open Space area (including the pond) comprises more than 24 acres, of the approximate 50 acres of total site area.

In keeping with the spirit of the Master Plan, the landscape plan provides and enhances the overall sense of community and place that weaves together a tapestry of uses, architecture, historic preservation, pedestrian and vehicular circulation, and open space. The orchestration of street trees, landscaped courtyards, terraces and small parks, pedestrian walkways and overlooks, and preserved open space reinforces this concept.

Shade and flowering trees are used throughout the site to provide a unifying element within each portion of the project while enhancing the streetscape experience. Trees provide scale; compliment architecture; give shade; and add seasonal color and visual interest.

Evergreen trees are used in specific areas where visual screening is desired. Landscape buffers are provided between the existing adjacent neighborhoods and the proposed development.

Pedestrians are very important to the overall success of the proposed community. The experience is enhanced with the creation of pedestrian circulation that takes advantage of the natural and historic elements of the property. Walkways and pathways are provided to engage pedestrians with the existing pond and open space, the waterfall and river, the historic core of buildings, the residential district and the surrounding community of Georgetown. Along the pedestrian circulation corridors are numerous opportunities for overlooks, small parks, landscaped courtyards and terraces. Along with trees, shrubs and groundcover, lighting, decorative pavements and site furnishings help complete the pedestrian experience.

#### EXPANSION AND UPGRADE OF THE SEWAGE TREATMENT PLANT

The proposed plan of development will increase flows to the existing wastewater treatment plant (WTP) to approximately 245,000 gallons per day, necessitating a modification of the NPDES wastewater discharge permit and an expansion to the WTP. A Letter of Intent was signed in 1992 which called for the construction of the Georgetown WTP in three phases: Phase I was to handle the immediate needs of the Georgetown business area. Phase II was to handle the proposed life care facility at Gilbert Hill (Meadow Ridge). Finally, the Phase III expansion was to handle the wastewater flows to be generated by the redevelopment of the Gilbert & Bennett property. The Planning Study for the WTP was approved by the Connecticut DEP on September 8, 1995.

The Phase I WTP was constructed in 1995, capable of processing 17,000 gallons of wastewater per day. The Phase II expansion of the WTP, constructed in 2001, added capacity to the WTP of up to 75,000 gallons per day in order to handle the additional flows anticipated from the Meadow Ridge development. The Phase III expansion will, as noted, increase the wastewater treatment capacity to at least 245,000 gallons per day. Extensive studies of the Norwalk River flows (called "modeling") have been done in order to determine the acceptable level of discharge from the WTP to the river. Recent modeling of the Norwalk River confirms earlier studies that found the Norwalk River capable of accommodating these levels of discharge from the WTP.

Although still a small treatment plant by most standards, the Phase III WTP will provide updated technology, and dramatically reduce the per capita cost of operating the plant which must be borne now by a relatively few number of users.

## HISTORIC PRESERVATION

During the charrette process for developing the master plan and the ultimate proposal for the Gilbert & Bennett mill site, respecting the historic integrity of the site was held to be a key component on the part of the developer, the planners, the architects and the community. Town officials looked to a plan that would value the historic implications of the site as well as be the cornerstone in rehabilitating the central village core.

The survival of Georgetown and the mill complex may, in part, be attributed to the cohesive and long term residential stability of its residents and family businesses, the ownership of the mill by the Miller family into the mid 1980's, the subsequent single entity ownership of the complex and initial redevelopment plans of the late 1980's and early 1990's along with the current rehabilitation and land use plan for the site by the Georgetown Land Development Company. While the proposals of the late 1980's and early 1990's did not materialize and the buildings stood empty, the important point is that they stood. The property was not sold off in pieces, the buildings were not demolished and the idea of rehabilitating the site with special care as to its preservation was studied, community input was solicited and a current plan formulated that would preserve almost in total the entire mill complex of historically significant buildings.

In the 1986 National Register Nomination for part of the village and the mill site recognize the unique advantages of Georgetown. Compiled almost twenty years ago, the fragile condition of the site was in evidence then. The preservation proposal strengthens the summary narrative of the "Significance" portion of the National Register Nomination, and is included as part of the preservation proposal. The development team is working with the State Historic Preservation Office in its compilation of a comprehensive preservation plan and needs assessment of current building conditions in relation to the report and nomination.

## ENVIRONMENTAL REMEDIATION

Fuss & O'Neill, Inc. ("F&O") was retained by Georgetown Land Development Company, LLC (GLDC) to complete a Site Characterization Investigation of the former Gilbert & Bennett manufacturing facility. The planned future use of this property is envisioned to include mixed use (commercial, light industrial and residential). In accordance with Section 22a-134 of the Connecticut General Statutes, an Environmental Condition Assessment Form (ECAAF) and Form III were submitted to the Connecticut DEP (CTDEP). GLDC, as the "Certifying Party" on the Form III submission, is responsible for the investigation and remediation of the property. In a letter dated January 15, 2003, CTDEP indicated that they will formally review and approve the investigation and remediation of the site. In addition, the site is also subject to the U.S. Environmental Protection Agency (USEPA) RCRA Corrective Action program.

Based on a review of previous investigations, F&O analyzed data gaps to develop a scope of work which was submitted to CTDEP. This Work Plan was approved by CTDEP in September, 2003, and this investigation and characterization has been completed in accordance with the CTDEP approved Work Plan.

Based on the data collected to date, the northern portion of the property, the areas around Factory Pond, has generally not been impacted by historic activities. Soil and groundwater impacts in the South Parking Lot, the South Mill Yard and the North Mill Yard areas can primarily be divided into three categories: metals, petroleum hydrocarbons, and volatile organic compounds. The metals found on site are a product of the former wire manufacturing processes used on the site, primarily those used in galvanizing and annealing wire. The petroleum hydrocarbons are associated with the fuel oil tanks that the factory used for manufacturing and heating. The volatile organic compounds, primarily xylene, are associated with the former paint storage shed. The extent of impacted soils and groundwater has been adequately delineated in order to develop a Remedial Action Plan for the site.

Remediation of soil and groundwater in affected areas will be required in order to achieve compliance with cleanup criteria established in the recently enacted Connecticut Remediation Standard Regulations (RSR's). This will most likely include employing engineering controls and capping impacted areas, removing some impacted soil, employing monitored natural attenuation and/or treating impacted groundwater. Remedial alternatives will be addressed in greater detail in a Remedial Action Plan that will be submitted to the CTDEP. In summary, this property is under the jurisdiction of the CTDEP and the USEPA, and both agencies are working closely with the development team to satisfy all necessary state and federal criteria to eliminate any possible impacts to human health or the environment.

#### PUBLIC AMENITIES

The following public amenities are proposed:

- Historic preservation of the Gilbert & Bennett Mill buildings
- Performing Arts Center, to include a Black Box Theater
- Recreational facility with a 50 meter pool
- Reinstitute the Georgetown Railroad station
- Public Safety Building
- Walking trails and pocket parks
- Affordable/senior/subsidized housing
- Transportation/Transfer station for Weir Farm
- Artist loft apartments
- Shopping and restaurants

RICHARD S. GIBBONS  
ATTORNEY AT LAW  
27 IMPERIAL AVENUE  
WESTPORT, CONNECTICUT 06880-4303  
(203) 227-9545

FACSIMILE  
(203) 226-1641

October 5, 2006

Stephen Soler, Manager  
Georgetown Land Development  
Company, LLC  
P.O. Box 36  
Georgetown, CT 06829

RE: Site Plan Approval

Dear Stephen:

I understand that a question has arisen with respect to the interpretation of one of the Conditions of Approval of the Site Plan Approval by the Redding Zoning Commission on May 10, 2006. Specifically, under the section of the Approval entitled "Operations", Condition number 2. entitled Staging Plan (the "Staging Condition"), provides as follows:

"The site development shall follow the Staging Plan submitted by GLDC and approved by the Commission. Any subsequent stage may not commence until the ZEO has inspected and verified that the prior stage has been completed per the approved plan or is at such a stage of development that the ZEO determines that no potential problems are evident in allowing the subsequent stage to commence."

The question is whether this Staging Condition prohibits multiple stages from proceeding simultaneously.

First, the language of the Staging Condition permits more than one stage proceeding at the same time as long as the ZEO confirms that "...no potential problems are evident in allowing the subsequent stage to commence". Obviously this is open to interpretation, and in the event the developer disagreed with the conclusion of the ZEO, the developer could present the issue to the Zoning Commission for review, or could ultimately appeal to the Redding Zoning Board of Appeals.

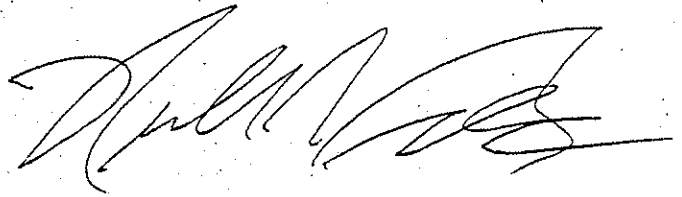
In order to better understand the derivation of this Staging Condition, I spoke today to Frank Taylor, Chairman of the Redding Zoning Commission. Chairman Taylor indicated that in fact this Staging Condition was inserted personally by him, and he explained the reasoning for this provision. Apparently the town has had problems with other large projects (in particular the town's own project to renovate Joel Barlow High School). He noted that sedimentation and

erosion controls, traffic circulation and trucking plans, and other elements of construction are often designed to be adequate for a particular stage of construction, but can be overwhelmed if multiple stages of construction proceed simultaneously.

He did not want to see that happen with this project and consequently inserted this Staging Condition as a means to require the developer to come to the Zoning Commission if they want to proceed with multiple stages of construction, in order to verify that the sedimentation controls, trucking plans, etc. are adequate to handle the activities proposed. He indicated that the process would be a simple application to the commission to amend the Zoning Permit (it is not necessary to amend either the Master Plan or the Site Plan approvals). Upon a showing that the proper precautions are being taken to ensure that the multiple stages can proceed without causing problems, the Zoning Commission can simply amend the Zoning Permit, which I anticipate could be accomplished at one meeting if the proper information is provided. Chairman Taylor did not see this process being an obstacle at all, but rather just a mechanism to allow the Zoning Commission to check to be sure they will avoid the sort of problems experienced on other projects, including the town's own projects.

I hope this explanation is helpful in understanding the Staging Condition, and trust you will let me know if you have further questions on this provision.

Sincerely,







# TOWN *of* REDDING, CONNECTICUT

Zoning Commission

10 Lonetown Road, P.O. Box 1028, Redding, CT 06875 Tel. (203) 938-8517 Fax (203) 938-5027

May 11, 2006

Mr. Stephen Soler  
Georgetown Land Development Corporation  
P.O. Box 36  
Georgetown, CT 06829

Re: Redding Zoning Commission  
Motion for Approval of Site Plan Application.

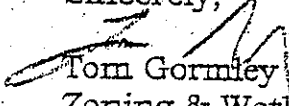
Dear Mr. Soler:

This letter is to advise you that the Redding Zoning Commission at its regularly scheduled meeting which was held on May 10, 2006 approved your site Plan application dated December 7, 2005. A copy of that Motion of Approval is attached for your records.

Notice of this approval will also be filed within fifteen days from the date of last night's decision in the Redding Pilot.

If you have any comments to the attached please contact me at 938-8527.

Sincerely,

  
Tom Gormley  
Zoning & Wetlands Enforcement Officer

CC: Frank Taylor  
File- GLDC



# TOWN *of* REDDING, CONNECTICUT

## Zoning Commission

10 Lonetown Road, P.O. Box 1028, Redding, CT 06875 Tel. (203) 938-8517 Fax (203) 938-5027

### **REDDING ZONING COMMISSION MOTION FOR APPROVAL OF SITE PLAN APPLICATION**

#### **Background**

1. The applicant, Georgetown Land Development Company ("GLDC") previously received approval from the Redding Zoning Commission (the "Commission") for a zone change to amend the Redding Zoning Map to designate all of the GLDC property within what is commonly known as "The G&B Site" and the GLDC property located south of Connecticut Route 107 (more commonly known as The Lagoon Area) as a Special Development District under the provisions of the Redding Zoning Regulations.
2. As a part of the application referred to in item 1, GLDC included an overall development Master Plan and Preliminary Site Plan, as required by the Redding Zoning Regulations for consideration as a Special Development District ("SDD").
3. Since the initial approval of the Master Plan and Preliminary Site Plan, GLDC has twice received approvals for minor amendments to the Master Plan and Preliminary Site Plan.
4. As part of the initial phase of site development, GLDC applied for and was granted a site plan permit for development of an expansion to the existing Redding Sanitary Sewer Disposal system and has begun development of this expansion. The Commission granted site plan approval at its regularly-scheduled meeting of May 11, 2005, and the Redding Zoning Enforcement Officer ("ZEO") issued a Zoning Permit pursuant to the site plan permit on December 19, 2005.
5. In December 2005, GLDC submitted a Site Plan application as the second and final stage of the approval of SDD (the "Application") to the Commission proposing the development of the 45 acres of the G&B Site located north of Connecticut Route 107 (the "Main Site" or the "Property").

6. GLDC submitted concurrent applications to the Redding Conservation Commission for approval of activities related to the development of the Property and to the Redding Planning Commission for approval of the subdivision of the Property. Both the Conservation Commission and the Planning Commission approved their respective GLDC applications.
7. The duly-noticed public hearing on the Application convened on February 8, 2006, was continued to February 22, 2006, March 8, 2006, March 22, 2006, and April 12, 2006, after GLDC granted the Commission the necessary extension of time in which to close the public hearing. The public hearing was closed on April 12, 2006.
8. Commission referred the Application to the Redding Planning Commission, the Redding Board of Selectman, the Redding Conservation Commission, the Redding Health Officer, the Redding Water Pollution Control Commission, and the Georgetown Fire Marshal, as well as to the surrounding communities of Ridgefield, Wilton, and Weston and to the applicable regional planning agencies, i.e., SWRPA and HVCEO.

### **Findings**

The Redding Zoning Commission, upon written information received and comments provided by the public and GLDC and its experts at the public hearing before the Commission, and upon the advice and information given to the Commission by experts and staff under its employ and/or direction, finds the following:

1. That the Application, together with further information acquired from GLDC and its experts during the public hearing, and further information acquired from experts and staff under the Commission's employ and/or direction, contains sufficient information necessary for a fair determination of the issues to be considered.
2. In evaluating the Application, as defined in its regulations, the Commission has considered all evidence offered as part of the record of the public hearing, together with advice supplied to the Commission by its own experts and staff hired or under its direction, testimony and information provided by the public at the public hearing with respect to the standards set forth in the Redding Zoning Regulations.
3. The Commission enters its decision based on the application materials as initially submitted and as supplemented during the course of the public hearing, and accepts all amendments proffered by GLDC during the course of the public hearing.

4. The Application generally conforms to the requirements of the approved Master Plan, as amended, and to the requirements of the approved Preliminary Site Plan, as amended. Specifically, all proposed development conforms to the Design Code and the Zoning Information Table as submitted and approved as part of the SDD designation. Some *de minimus* differences exist between the Application and the approved Preliminary Site Plan. These differences are, however, a reasonable result of the anticipated process of more detailed site analysis and planning. None of these differences are sufficient enough to be considered "significantly different from the approved Master Plan and Site Plan" as outlined in the Redding Zoning Regulations.
5. GLDC has received a License for Activities within a Regulated Area from the Redding Conservation Commission. By this reference, the terms of that license are hereby incorporated into these findings.
6. GLDC has received an approval of its Subdivision Plan from the Redding Planning Commission. By this reference, the terms of that approval, including the conditions of approval and clarifications thereto, are hereby incorporated into these findings.
7. The Georgetown Special Taxing District ("GSTD") was created through GLDC's efforts pursuant to State of Connecticut Special Act No. 05-14 to provide creative mechanisms for enabling the development to occur, for establishing responsibilities for maintenance over the course of time, and for sustaining the land-use controls that were built into the Master Plan. By this reference, the terms of that Special Act, as it may be amended, are hereby incorporated into these findings.
8. GLDC has provided an Affordability Plan under Conn. Gen. Stat. §8-30g to assist the Town of Redding toward its goal of achieving compliance with the Connecticut Affordable Housing Appeals Act.
9. GLDC has provided a "Declaration of Covenants and Restrictions" providing for, *inter alia*, the relationship between the Town of Redding, Redding Land Use and other regulatory agencies, property owners within the development and the GSTD.

**Accordingly, based on a thorough review of all application materials, as initially submitted and as supplemented during the course of the public hearing, and in consideration of the above findings, the Redding Zoning Commission hereby approves the Application, subject to the following Conditions:**

## **Conditions of Approval**

### **General**

1. Prior to the issuance of a Zoning Permit, GLDC shall:
  - a. Pay to the Town of Redding the Site Plan Fee as required by the Redding Zoning Regulations in an amount of \$22,577.00, based on an estimated development cost of \$22,531,811.00.
  - b. Provide a Performance Guarantee, in a form acceptable to the Town Counsel for the Town of Redding, in the amount of \$500,000.00 for the Demolition phase and \$100,000.00 for each of the four construction phases, which reflects the cost of the types of site work identified in Section 5.2.8 of the Redding Zoning Regulations. Terms of the Performance Guarantee shall require the payment of each of these amounts prior to the start of each respective phase. Terms may also allow for staged release of up to fifty percent (50%) of each phase amount six (6) months after inspection by the ZEO indicates the work of that phase is completed per the plan and is stable. The remainder of the amount for each phase may be released twelve (12) months after the inspection date for that phase if there has been no significant change in the status of the inspected portion of the development.
  - c. Provide one copy of pre-filing site plan documents containing all amendments and/or clarifications required by the Commission or represented by GLDC during the public hearing.
    - i. These documents shall be reviewed by Commission staff for consistency with the applicable conditions of approval and the materials submitted or amended during the hearing, which may include a review of the public hearing transcript.
    - ii. After this review is completed by Commission staff and the final documents are approved by the Commission, GLDC shall provide 3 full sized copies and 4 reduced copies for the Commission files and use for site monitoring during development.
    - iii. GLDC shall provide one Mylar of the overall site development plan as approved for signature and filing.

d. Provide a written document designating a Site Development Project Manager ("Project Manager"), which shall include at least the following:

- i. The Project Manager shall be responsible for maintaining all site development plans, required permits, project schedules, work plans, and related construction documents. All documents shall be maintained in an office of GLDC's choosing to which the ZEO shall have access during all project work hours.
- ii. The Project Manager shall be on site during all hours of operation or provide a designated contact individual to the ZEO who shall be on site in the event the Project Manager is absent for more than two hours. Access outside of normal project working hours shall be for emergency use only, and the Project Manager shall provide the ZEO with a designated contact individual who will be responsible for notification of emergency and for providing emergency access to the site on a 24 hour per day, 365 day per year basis.
- iii. The Project Manager shall provide written weekly reports on all site development activities to the ZEO.
- iv. Upon notification to the Project Manager, the ZEO shall be given access to the site at all times to make required site inspections.
- v. The Project Manager and the ZEO shall meet regularly to review the status of all site development work versus the approved plans. The schedule of these meetings shall be determined between the Project Manager and the ZEO based on the planned activity schedules.
- vi. For purposes of this Section 1(d), the reference to ZEO shall include an Assistant ZEO to be hired by the Town of Redding solely for the purpose of managing this construction process and the required zoning inspections and reviews. The term of employment of the Assistant ZEO shall begin at the initiation of demolition and terminate at the conclusion of infrastructure construction. During this term, the cost of the employment of the Assistant ZEO, which is estimated to be \$35 per hour, 20 hours per week, shall be paid by GLDC.



## 2. Contractor and Subcontractor Notice of Requirements

- a. Any and all materials provided to site development contractors or subcontractors or purchasers shall include these conditions of approval. All documents shall contain clear notification that any failure to adhere to these Conditions of Approval or other project phasing requirements shall require the contractor or contractors failing to adhere to these requirements to immediately implement such repairs or remedies as required by the Redding ZEO at the contractors own expense within the timeframe required by any Notice of Violation Issued by the ZEO or any other authorized agency or department of the State of Connecticut or the Town of Redding including but not limited to the Redding Sanitarian, Connecticut Department of Environmental Protection ("DEP") or United States Environmental Protection Agency ("EPA").
  - b. All contracts provided by GLDC to any contractor or subcontractor or written scopes of work provided by GLDC shall contain a clause indicating the authority of the ZEO to issue stop work orders and require the contractor or contractors to perform any required remedies to bring their work into compliance with these Conditions of Approval.
  - c. All Contractors or subcontractors shall provide a copy of their State of Connecticut Contractor's Certificate or license to the Project Manager and the ZEO.
2. All conditions and requirements of the approved Master Plan not otherwise addressed by this approval shall remain in full force and effect. Any proposed deviation from any provision or requirement of the approved Master Plan and/or this approval shall be submitted to the Commission for review and decision. During construction, if any deviation from the approved plans is noticed by the ZEO, all work on the site shall immediately be suspended until the deviation or suspected deviation is reviewed by the Zoning Commission. The ZEO shall notify the Project Manager of any suspected deviation prior to the order to cease all work on the site. If the ZEO and the Project Manager cannot resolve the apparent deviation, the ZEO shall issue a stop work order. The Project Manager may request an emergency meeting of the Redding Zoning Commission be convened within two work days to resolve any issues.
3. That version of the "Affordability Plan" received by the Commission on March 22, 2006 shall be recorded on the Redding Land Records concurrently with the final Site Plan, in substantively the same form as

that version received by the Commission, after review of the same by the Commission's Counsel.

4. That version of the "Declaration of Covenants and Restrictions" received by the Commission on March 22, 2006 shall be recorded on the Redding Land Records concurrently with the final Site Plan, in substantively the same form as that version received by the Commission, after review of the same by the Commission's Counsel.

### **Operations**

1. General Hours of Operation. Earth moving, structural demolition, trucking of materials on or off site, exterior site development, and exterior building construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday, excluding State or Federal Holidays. No exterior work of any kind is permitted on Sunday or on a State or Federal Holiday.
2. Staging Plan. The site development shall follow the Staging Plan submitted by GLDC and approved by the Commission. Any subsequent stage may not commence until the ZEO has inspected and verified that the prior stage has been completed per the approved plan or is at such a stage of development that the ZEO determines that no potential problems are evident in allowing the subsequent stage to commence.

### **Demolition**

1. GLDC shall provide the following prior to the issuance of demolition permits:
  - a. A trucking plan showing the proposed routing for disposal of materials from the site, shall be provided for approval by the Commission.
  - b. A demolition plan, including at least the following elements, shall be provided for approval by the Commission:
    - i. Approval by the DEP and/or EPA, as appropriate, for areas containing hazardous materials.
    - ii. Identification of all structures to be demolished and/or earth materials to be removed from the site or capped and maintained on site.
- III. Hours of operation

- iv. On-site materials storage
- v. Dust management
- vi. Hazardous materials management
- vii. Special precautions and notice to the appropriate neighboring property owners, to be reviewed with and approved by the ZEO, for any demolition or hazardous materials management along the Portland Ave side of the site due to the presence of schools directly across the street from this area.

### ***Site Development***

1. Stormwater management facilities shall be designed, built and maintained in conformance with the plans approved by the Commission.
2. Prior to commencement of any construction or demolition activities, GLDC shall secure the requisite stormwater general permit from the DEP. Any and all contractors or subcontractors involved in any earth moving or infrastructure construction shall be required to be signatories of and bound by this permit, to the extent required by the general permit.
3. During the construction period, all stormwater management facilities shall be inspected at least weekly for continuing proper operation. In the event of a significant storm event, i.e., a rainfall of 0.5 inches or greater, the Project Manager shall ensure that a qualified individual is on-site within 24 hours of the end of storm event to monitor the operations of all stormwater management facilities. GLDC shall provide for availability of emergency repair resources in the event of notice of a failure of any portion of the stormwater and sediment control infrastructure. In the event of a failure, GLDC shall begin emergency repairs within 2 hours of notification of failure. Upon conclusion of construction, maintenance of the stormwater facilities shall conform to the requirements set forth in the section of GLDC's Engineering Report entitled "Storm Drainage Maintenance and Inspection."
4. Any disturbed areas or earth stockpiles to remain in place and inactive for more than one week shall be secured from erosion by means of seeding, mulching, matting or other such measures as may be required by the ZEO. All earth storage areas are to be ringed with staked hay bales and siltation fencing. No disturbed areas or stockpiles shall be left exposed over a weekend or holiday period. The stabilization plan for such areas shall be reviewed and approved by the ZEO and in place prior to the contractor leaving the site.

5. GLDC shall provide the following prior to the issuance of building permits:
  - a. A letter from DEP fully approving the proposed Remedial Action Plan shall be provided to the Commission prior to the issuance of building permits for buildings within the area to be remediated.
  - b. Soil erosion and sediment control plans shall be submitted to the Commission for each phase of the development prior to issuance of building permits for such phase. All such plans shall conform to the DEP's "2002 Connecticut Guidelines for Soil Erosion and Sediment Control."
  - c. Certification of the anticipated water demand for that structure and the excess capacity available in Aquarion's Georgetown system to document to the Town that adequate water supply is available from the present allocation of 44,500 gallons per day capacity. Such certification, made on a form consistent with the form supplied by the Applicant during the public hearing, shall be provided by GLDC or its successors or assigns. This condition shall expire upon receipt by the Redding Planning Commission of a copy of the diversion permit issued by the DEP to Aquarion.
  - d. All buildings, structures, and/or occupied floor levels shall be located in relation to the 100-year flood elevation in strict conformance with the documented requirements and definitions of the Federal Emergency Management Agency ("FEMA") and related agencies at the State and Local levels. GLDC shall provide proof of conformance acceptable to the Commission as advised by its consultants. This demonstration of conformance with FEMA requirements or procedures is to ensure that the Town of Redding maintains its standing for availability of Federal flood insurance.
6. GLDC shall provide the following prior to the commencement of any construction or demolition activities at Lots N7 and E4:
  - a. Retaining walls and buildings located on such Lots that require excavation in excess of five feet, any portion of which is within 20 feet of the right-of-way of Portland Avenue, shall be designed by a Structural Engineer licensed in the State of Connecticut. Such design is to be submitted for acceptance by the Zoning Commission, as advised by its Engineering Consultant. The cost of such review shall be reimbursed by the Permittee.
7. A letter from the Connecticut Department of Transportation approving the final design of the proposed new North Main Street Crossing must be

provided to the Commission prior to commencement of construction related to the realignment of North Main Street and/or the railroad grade crossing.



# TOWN of REDDING, CONNECTICUT

Zoning Commission

10 Lonetown Road, P.O. Box 1028, Redding CT 06875 Tel. (203) 938-8517 Fax (203) 938-4063

June 13, 2005

Mr. Richard Gibbons - Esq.  
27 Imperial Avenue  
Westport, CT 06880

Re: Amendment to the Master Pan Special Permit  
Application for Georgetown Land Development

Dear Mr. Gibbons:

This letter is to confirm the recent formal approval by the Town of Redding Zoning Commission of the modification to the original site plan which was outlined in your recent letter to the Commission dated June 6, 2005.

Please contact me if you have any questions and or comments relative to this matter.

Sincerely,

  
Tom Gormley  
Zoning & Wetland Enforcement Officer

CC: Zoning Commission  
FileGLDapprovalMASPLANMod



RICHARD S. GIBBONS  
ATTORNEY AT LAW  
27 IMPERIAL AVENUE  
WESTPORT, CONNECTICUT 06880-4303  
(203) 227-9545

FACSIMILE  
(203) 226-1641

June 6, 2005

Mr. Frank Taylor, Chairman  
Redding Zoning Commission  
Redding Town Hall  
Lonetown Road  
Redding, CT 06875

Dear Mr. Taylor:

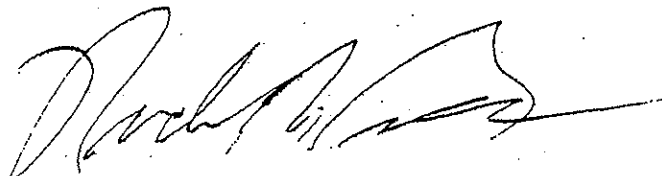
On behalf of my clients, the Georgetown Land Development Company, LLC and ARR Georgetown, LLC, I am submitting herewith an Application for an Amendment to the Master Plan Site Plan for my client's property in Georgetown. As you know, my clients previously received approval of their Master Plan Special Permit and Special Development District applications. An illustrative Site Plan accompanied those applications in order to provide a visual backdrop for the Special Permit and SDD applications. It is this illustrative site plan that my clients want to revise.

My clients have spent several months meeting with the Fire Marshal, traffic and storm water engineers, as well as potential users of the proposed buildings in order to further refine the plan by incorporating this additional input. While the proposed changes are relatively few and minor in nature, my client's agree with the suggestion of the Zoning Commission's sub-committee assigned to this project (Gerald Casiello and John Shaban), that it would be helpful to present the revised site plan to the Zoning Commission for their review and approval.

I need to emphasize that we are not requesting an amendment to the approved Master Plan Special Permit or the Special Development District. My clients are not proposing any increase in the densities or uses previously approved by your Commission. This is simply a matter of making design changes to the illustrative site plan in order to: accommodate turning radius's requested by the Fire Marshall; make certain traffic improvements after coordination with the Town's Main Street design consultants; make adjustments to buildings in order to meet flood zone requirements; and re-align certain parking and pedestrian walkways to improve the pedestrian experience within the new village core.

We hope that the Commission will agree that the proposed minor changes to the illustrative site plan improve the overall safety and function of the new village.

Sincerely,





Redding Zoning Commission – Application Form  
Town of Redding, Connecticut  
Site Plan Approval

All Applications shall consist of:

1. Letter of Intent
2. Completed Application Form
3. 13 Copies of site plan and all supporting materials

Date: June 6, 2005

Name/Address of Owner of Record:

Georgetown Land Development Company, LLC

ARP Georgetown, LLC

1 North Main Street,

Georgetown, CT 06829

Name/Address of Applicant (if different):

Type of Application:

☐ Site Plan-Commercial Zone

☐ Site Plan – Residential Zone (with Special Permit Application)

☒ Site Plan Amendment

☐ Other (describe)

Master Site Plan

Required with Application Form:

Letter of Intent

☒ Y ☐ N

Application Fee

\$50.00

Postage/Other Fees (as required) ☐ Y ☐ N Amount(s):

Additional Information (per Zoning Regulation Section(s):

Revised Site Plan

For Commission Use ONLY:

Date Accepted: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_

Referral to: \_\_\_\_\_ Redding Planning; \_\_\_\_\_ Regional Planning; \_\_\_\_\_

Other Town Agencies, Municipalities, Regional Agencies  
(list) \_\_\_\_\_

Status: ☐ Approved ☐ Denied Date: \_\_\_\_\_

~~33171113~~  
Redding Conservation Commission  
P.O. Box 1028  
Redding, Connecticut 06875-1028

LICENSE

To conduct a regulated activity or activities under the Inland Wetlands and Watercourses Regulations. This License shall expire five years from the date of approval. If licensed activity will not be completed by the expiration date, Application for License Renewal (attached) must be submitted prior to that date.

<u>Application/License Number</u>	<u>Date of Approval:</u> September 19, 2006
<u>Modification to License Number 05-54</u>	<u>Expiration Date:</u> September 19, 2011
<u>Map 103 Block 32 Lots 1, 2 &amp; 3</u>	
<u>Address of Licensed Property:</u>	<u>1 North Main Street, Georgetown</u> <u>(Redding), CT</u>

<u>Name of Owner(s):</u>	
<u>Georgetown Land Development Company,</u>	<u>1 North Main Street, Georgetown</u>
<u>LLC</u>	<u>(Redding), CT</u>

<u>Name of Applicant/Authorized Agent:</u>	<u>Address:</u>
<u>Richard S. Gibbons, Esq.</u>	<u>27 Imperial Avenue, Westport, CT 06880</u>

Activity or Activities: Request to replace two single family detached dwelling lots with two townhouse lots (residential parcels E-1 and NH 2) and revision to building N-1


Reference: Map(s) Plan(s) Title: **SEE ATTACHED SCHEDULE A**

Report(s) Title: Latest Revision Date:

Under the provisions of Public Act 155 and the Town of Redding's Inland Wetlands and Watercourses Regulations, and having reviewed all facts and circumstances bearing on the application, the Commission finds that the proposed activity will have no substantial adverse impact on water resources provided that the conditions of this License are fully implemented. All Licenses are subject to the following general conditions:

1. The licensee shall notify the Commission at least two days prior to commencement of work.
2. The licensee shall notify the Commission upon completion of licensed activities at which time this License shall expire.

3. The Commission shall be notified in writing of any changes in the permitted activity as soon as such changes are anticipated. The licensee is advised that significant change requires Commission approval.
4. The licensee shall make this License a part of the construction contract.
5. Upon initiation of the activities authorized herein, the licensee thereby accepts and agrees to comply with the terms and conditions of this License.
6. This License may be revoked if the licensee exceeds the conditions or limitations of this License or has secured the License through deception or inaccurate information.
7. All erosion controls shall be installed prior to the start of construction and maintained until the disturbed area is stabilized. Additional sedimentation and erosion controls may be required as conditions develop.
8. No equipment or material including, without limitation, fill, construction hardware, or debris shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this License.
9. It is the responsibility of the licensee to determine whether they are in compliance with all applicable federal, state and local laws and regulations. This license shall not be construed as relieving the licensee of the obligation to obey any of the above.
10. This License is issued in the name of the owner or owners of record and may be transferred to a new owner only upon notification to and approval by the Commission.
11. This License shall not be effective until it has been recorded on the Land Records of the Town of Redding. Granting of the License is expressly conditioned upon the filing of the License which shall be done by the Commission.

  
 David R. Pattee  
 Chairman

VOL. 336 PAGE 0147

Site/Civil Engineering

PROJECT NO.	DESCRIPTION	AUTHOR	DATE	DATE	DATE
C-00.0	Cover Sheet	Tighe & Bond	None	02-22-06	09-12-08
V-01.1	Existing Conditions and Boundary Plans	Fuss & O'Neill, Inc.	1" = 40'-0"	11-29-05	
V-01.2	Existing Conditions and Boundary Plans	Fuss & O'Neill, Inc.	1" = 40'-0"	11-29-05	
V-01.3	Existing Conditions and Boundary Plans	Fuss & O'Neill, Inc.	1" = 40'-0"	11-29-05	
V-01.4	Existing Conditions and Boundary Plans	Fuss & O'Neill, Inc.	1" = 40'-0"	11-29-05	
V-02.1	North Main Street Discontinuance Plan	Fuss & O'Neill, Inc.	1" = 40'-0"	11-29-05	
V-03.1	Subdivision Plan	Fuss & O'Neill, Inc.	1" = 40'-0"	11-29-05	
V-03.2	Subdivision Plan	Fuss & O'Neill, Inc.	1" = 80'-0"	11-29-05	
C-01.0	Overall Site Plan	Jack Curtis & Associates	1" = 100'-0"	11-29-05	
C-01.1	Site Plan	Jack Curtis & Associates	1" = 30'-0"	02-22-06	09-12-08
C-01.2	Site Plan	Jack Curtis & Associates	1" = 30'-0"	11-29-05	09-12-08
C-01.3	Site Plan	Jack Curtis & Associates	1" = 30'-0"	02-22-06	09-12-08
C-01.4	Site Plan	Jack Curtis & Associates	1" = 30'-0"	11-29-05	
C-01.5	Site Plan	Jack Curtis & Associates	1" = 30'-0"	11-29-05	
C-01.6	Delivery / Loading Plan	Jack Curtis & Associates	1" = 30'-0"	02-22-06	
C-02.1	Site Grading Plan	Jack Curtis & Associates	1" = 30'-0"	02-22-06	09-12-08
C-02.2	Site Grading Plan	Jack Curtis & Associates	1" = 30'-0"	02-22-06	
C-02.3	Site Grading Plan	Jack Curtis & Associates	1" = 30'-0"	11-29-05	09-12-08
C-02.4	Site Grading Plan	Jack Curtis & Associates	1" = 30'-0"	11-29-05	
C-03.1	Site Storm and Sanitary Sewerage Plan	Tighe & Bond	1" = 30'-0"	09-07-06	09-12-08
C-03.2	Site Storm and Sanitary Sewerage Plan	Tighe & Bond	1" = 30'-0"	11-29-05	
C-03.3	Site Storm and Sanitary Sewerage Plan	Tighe & Bond	1" = 30'-0"	09-07-06	09-12-08
C-03.4	Site Storm and Sanitary Sewerage Plan	Tighe & Bond	1" = 30'-0"	11-29-05	
C-03.5	Site Storm and Sanitary Sewerage Plan	Tighe & Bond	1" = 30'-0"	11-29-05	
C-03.6	Storm Drainage Details	Tighe & Bond	As Noted	11-29-05	
C-03.7	Storm Drainage Details	Tighe & Bond	As Noted	11-29-05	
C-03.8	Storm Drainage Details	Tighe & Bond	As Noted	11-29-05	
C-03.9	Sanitary Sewer Details	Tighe & Bond	As Noted	11-29-05	
C-03.10	Sanitary Pump Station Details	Tighe & Bond	As Noted	11-29-05	
C-04.1	Site Utility Plan	Tighe & Bond	1" = 30'-0"	09-07-06	09-12-08
C-04.2	Site Utility Plan	Tighe & Bond	1" = 30'-0"	11-29-05	
C-04.3	Site Utility Plan	Tighe & Bond	1" = 30'-0"	09-07-06	09-12-08
C-04.4	Site Utility Plan	Tighe & Bond	1" = 30'-0"	11-29-05	
C-04.5	Site Utility Plan	Tighe & Bond	1" = 30'-0"	11-29-05	
C-04.6	Utility Details	Tighe & Bond	As Noted	11-29-05	
C-05.1	Sediment and Erosion Control Plan	Tighe & Bond	As Noted	09-07-06	09-12-08
C-05.2	Sediment and Erosion Control Plan	Tighe & Bond	As Noted	12-9-06	
C-05.3	Sediment and Erosion Control Plan	Tighe & Bond	As Noted	09-07-06	09-12-08
C-05.4	Sediment and Erosion Control Plan	Tighe & Bond	As Noted	12-9-06	
C-05.5	Sediment and Erosion Control Plan	Tighe & Bond	As Noted	12-9-06	
C-05.6	Sediment and Erosion Control Plan	Tighe & Bond	As Noted	12-9-06	
C-06.1	Roadway Profiles	Tighe & Bond	As Noted	09-07-06	09-12-08
C-06.2	Roadway Profiles	Tighe & Bond	As Noted	09-07-06	09-12-08
C-06.3	Roadway Profiles	Tighe & Bond	As Noted	11-29-05	
C-06.4	Roadway Profiles	Tighe & Bond	As Noted	11-29-05	
C-06.5	Typical Sections Plan	Tighe & Bond	As Noted	11-29-05	
C-07.1	Bridge Plan	Tighe & Bond	As Noted	11-29-05	
C-07.2	Bridge Plan	Tighe & Bond	As Noted	11-29-05	
C-07.3	Bridge Section	Tighe & Bond	As Noted	11-29-05	
C-08.1	River Sections	Jack Curtis & Associates	1/8" = 1'-0"	11-29-05	
C-08.2	River Sections	Jack Curtis & Associates	1/8" = 1'-0"	11-29-05	
C-09.1	Site Lighting Plan	Jack Curtis & Associates	1" = 40'-0"	11-29-05	09-12-08
C-09.2	Site Lighting Plan	Jack Curtis & Associates	1" = 40'-0"	11-29-05	09-12-08
C-09.3	Site Lighting Plan - Photometrics Plan	Jack Curtis & Associates	1" = 40'-0"	11-29-05	
C-09.4	Site Lighting Plan - Photometrics Plan	Jack Curtis & Associates	1" = 40'-0"	11-29-05	
C-09.5	Site Lighting Specifications	Jack Curtis & Associates	As Noted	02-22-06	
C-10.1	Site Planting Plan	Jack Curtis & Associates	1" = 30'-0"	02-22-06	09-12-08
C-10.2	Site Planting Plan	Jack Curtis & Associates	1" = 30'-0"	11-29-05	
C-10.3	Site Planting Plan	Jack Curtis & Associates	1" = 30'-0"	02-22-06	09-12-08
C-10.4	Site Plan	Jack Curtis & Associates	1" = 30'-0"	11-29-05	
C-10.5	Site Plan	Jack Curtis & Associates	1" = 30'-0"	11-29-05	09-12-08
C-11.1	Site and Planting Details	Jack Curtis & Associates	As Noted	11-29-05	
C-11.2	Site and Planting Details	Jack Curtis & Associates	As Noted	11-29-05	
C-12.0	Overall Traffic / Roadway Plan	Tighe & Bond	1" = 40'-0"	09-07-06	09-12-08
C-12.1	On-Site Traffic Operations Plan	Tighe & Bond	1" = 40'-0"	09-07-06	09-12-08
C-12.2	On-Site Traffic Operations Plan	Tighe & Bond	1" = 30'-0"	11-29-05	
C-12.3	On-Site Traffic Operations Plan	Tighe & Bond	1" = 30'-0"	09-07-06	09-12-08
C-12.4	Off-Site Traffic Operations Plan	Tighe & Bond	1" = 30'-0"	09-07-06	
C-12.5	Off-Site Traffic Operations Plan	Tighe & Bond	1" = 30'-0"	09-07-06	
C-12.6	Off-Site Traffic Operations Plan	Tighe & Bond	1" = 30'-0"	09-07-06	
C-12.7	Off-Site Roadway Improvements	Tighe & Bond	1" = 30'-0"	09-07-06	
C-12.8	Off-Site Roadway Improvements	Tighe & Bond	1" = 30'-0"	09-07-06	
C-12.9	Off-Site Roadway Improvements	Tighe & Bond	1" = 100'-0"	09-07-06	
C-13.1	At-Grade Railroad Crossing Drawings	LiRo Engineering	1" = 100'-0"	11-29-05	
C-13.2	Existing Grade Crossing and Roadway Plan	LiRo Engineering	1" = 100'-0"	11-29-05	
C-13.3	Proposed Grade Crossing and Roadway Plan	LiRo Engineering	1" = 20'-0"	11-29-05	
C-13.4	Relocated Railroad Crossing Plan	LiRo Engineering	1" = 80'-0"	11-29-05	
C-13.5	Horizontal Alignment	LiRo Engineering	As Noted	11-29-05	
C-13.6	Road and Crossing Closure Plan	LiRo Engineering	1" = 20'-0"	11-29-05	
C-13.7	Traffic Control Plan	LiRo Engineering	1" = 20'-0"	11-29-05	
C-13.8	Crossing Detail	LiRo Engineering	As Noted	11-29-05	
C-14.1	Phasing And Logistics Plan	Tighe & Bond	1" = 20'-0"	11-29-05	
C-14.2	Demolition Plan	Tighe & Bond	As Noted	11-29-05	

RECEIVED FOR RECORD

this 29th day of September, 2006

ATTEST: *Deborah R. Shinde*

REDDING TOWN CLERK

## Redding Planning Commission

P.O. Box 1028

Redding Center, Connecticut 06875-1028

CERTIFIED MAIL No. 7004 0750 0002 3480 1506  
Return Receipt Requested

January 11, 2006

Georgetown Land Development Company, LLC  
1 North Main Street  
Post Office Box 36  
Georgetown, Connecticut 06829

Gentlemen:

At its meeting of January 9, 2007, the Redding Planning Commission voted unanimously to approve your Application #511 with the following Special and Standard Conditions.

### Special Conditions

1. Amend, on Sheet V-10.0, the reference to "General Notes" to include the General Notes on Sheet V-10.2.
2. Amend, on Sheet V-10.2, Note 7 to include the Resubdivision Plan Sheets V-10.0, V-10.1, and V-10.2 as amended to 9/18/06 and 9/19/06.
3. Add to Note 6, on Sheet V-10.0 ("GLDC Main Site Re-Subdivision Plan"), the following statement: "All conditions and requirements of Subdivision Application No 508 approval remain in effect except as modified herein."
4. Add a note to Sheet V-10.2 which incorporates, by reference, the following site plan supplements: Sheets C-0.6.6 (Lots NR 73 & NR74 Details) and C-12.0 (Overall Site Plan & Roadway Improvement Plan).
5. Add a note to Sheet C-06.6 which prohibits vehicle parking within the access roadway at the side and rear of Lots NR 73 and NR 74.
6. Show relocated Building E-1 (the "Smith Cottage") on Sheet V-10.0 (the resubdivision plan) and the revised configuration necessary for the pedestrian and emergency access easements at the same location as now indicated on Sheet V-10.1.
7. Provide a substantial deciduous-type shade tree (minimum 4" to 6" caliper) to replace The 4" oak tree being destroyed by fill for the access roadway adjacent to Lot NR 73.



Application #511  
Georgetown Land Development Company, LLC

STANDARD MODIFICATIONS AND CONDITIONS OF APPROVAL

1. Applicant shall comply with the "Procedure Following Approval". (ATTACHED)
2. All applicable conditions of approval shall be completed and shown on the plans prior to the signing of the mylar Subdivision Map.
3. The following shall be delivered to the Planning Office within ninety (90) days of approval to be recorded by the Redding Planning Commission on the Redding Land Records.
  - a) The Mylar Subdivision Map(s) and Mylar Site Plan(s) ready for signing together with **FIVE BLUELINE COPIES OF EACH** of these stapled together for the Applicant, the Planning Commission, Zoning Office, Health Department, Assessor,
  - b) **IN ADDITION, TWO COMPLETE SETS OF ALL MAPS/PLANS** with latest revision dates stapled together for the Planning Commission.
  - c) All pertinent documents that change from Application #508 shall be submitted for review prior to being recorded in the Land Records.
  - d) Letter from the surveyor verifying that all pins and monuments shown on the Subdivision Map have been installed or credit established for same.
  - e) Prior to the signing and recording of the mylar map(s), verification shall be submitted from the Tax Collector's office that all taxes have been paid on all land to be subdivided as well as open space parcels.
  - f) Prior to the signing and recording of the mylar subdivision map(s), a savings passbook or check in an amount approved by the Planning Commission on advice from the Engineering Consultant shall be established for the following items not included in any Zoning Commission Bond, underlined below:  
sediment and erosion control, retaining walls, road and bridge construction, common driveways, underground utilities, drainage systems, road signage, required planting, reconstruction of stone walls, underground water storage tank and hydrant connections. Certain portions of this security may be held for one year from installation for overwintering of the road and until plantings and erosion controls are well established.

4. Two cost estimates for any credit items shall be approved by the Planning Commission on advice of their Engineering Consultant.
5. The Town shall have the right to enter the property and to complete required improvements thereon in event of default at any time during the period of indemnity.
6. The Subdivision Map(s) shall state "REFERENCES":  
All of the following shall be included under this title:
  - a) Every approved deed, easement, restrictive covenant and agreement by specific title.
  - b) Every license and permit from other boards, departments and commissions.
  - c) Every approved map, plan, detail sheet and report with title and latest revision date.
  - d) A note stating that "Modifications and Conditions of approval are on file at the Land Use Office".
7. The Subdivision **MAP NOTES SHALL INCLUDE:**
  - Each applicable special condition of approval.
  - "Requirements of Inland Wetland License Modification to #05-54 shall be met as a binding condition of this subdivision approval."

**AND THE FOLLOWING QUOTED CONDITIONS**

- a) "NO CHANGES shall be made to the approved location (as delineated on the Lot Development Plan and Site Plan) of any construction without approval by the Redding Planning Commission prior to construction."
- b) "All building lots shall be served by underground electrical, telephone and cable T.V. lines located within the boundaries of the accessways. If an alternative location is proposed by the respective utility companies, additional approval will be required from the Redding Planning Commission."
- c) "The storage and application of de-icing chemicals containing sodium or chloride is prohibited on the property to protect wetlands and aquifers." This condition shall be included in the Common Driveway Easement and Maintenance Agreement if applicable.
- d) "There shall be no cutting of trees 18" in diameter or greater measured 4 feet above ground level unless their removal is shown on the approved Site or Lot Development Plan."
- e) "Prior to any construction, each asset tree, designated on the plans for protection, shall be preserved by a fence area 50' in diameter (SR 4.9.6)."

- f) "Oil storage tanks if provided shall be installed indoors on an impermeable floor without drains."
8. All boundary markers shall be shown on the Subdivision Map(s). They shall be installed prior to signing the Mylar or credit shall be established to cover the cost (S.R. 6.4). Concrete or stone monuments shall be used when required to mark road right of ways, revised road right of ways or open space parcels. Other required markers may be iron pins (S.R. 5.6.1).
9. Applicants acknowledge and accept that further approvals in the construction process, such as zoning permits, building permits, certificates of zoning compliance, and certificates of occupancy, may not be issued unless all documents required by the subdivision approval are recorded in proper form, and all other obligations of the subdivision approval are satisfactorily performed.
10. Two extensions of the statutory ninety day period for recording with the Town Clerk may be requested for due cause. Failure to comply with this condition will render the approval void.

Attachments: RPC Procedure Following Approval.  
Schedule A

PL1-STANDARD CONDITIONS  
8/16/06

SCHEDULE A  
Georgetown Land Development Company  
Application #511

<u>Map/Plan and Sheet #</u>	<u>Latest Revision Pre Approval</u>	<u>Final Revision Post Approval</u>
V-10.0 GLDC Main Site Resubdivison Plan	9/18/06	
V-10.1 Open Space and Easement Plan	9/18/06	
V-10.2 GLDC Main Site Resubdivison Plan	9/19/06	
NR-73 and 74 C-06.6 Details	11/21/06	
NR 73 and 74 C-06.6 Vehicle Turning Movement In drives	11/14/06	
Overall Site Plan Roadway Impr. Plan C-12-0 11-29-05	11/14/06	

Reports and Latest Revision Dates

Phase 2 Intensive Archaeological Survey by  
Historical Perspectives, Inc..

August 2006

PL1:Sched A  
10/10/96

REDDING PLANNING COMMISSION PROCEDURE FOLLOWING APPROVAL

- I. Conformance with all applicable conditions of approval must be shown.
- II. Applicant shall deliver to the Planning Office within 90 days of approval.
- a. The Mylar Subdivision Map(s) and Mylar Site Plan(s) with latest revision dates, ready for signing, together with **FIVE BLUELINE COPIES OF EACH** of these (stapled together) for the Applicant, Planning Commission, Zoning Office, Health Department, Assessor.
  - b. **IN ADDITION, TWO COMPLETE SETS OF ALL MAPS/PLANS** with latest revision dates (stapled together) for the Planning Commission.
  - c. All pertinent documents that change from Application #508 shall be submitted for review prior to being recorded in the Land Records.
  - d. Letter from the Surveyor verifying that all pins and monuments shown on the Subdivision Map have been installed or credit established for same.
  - e. Prior to the signing and recording of the mylar map(s), verification shall be submitted from the Tax Collector's Office that all taxes have been paid on all land to be subdivided as well as open space parcels.
  - f. A savings passbook or check in an amount approved by the Planning Commission on the advice of its Engineering Consultant shall be submitted prior to the signing and recording of the mylar subdivision map(s).
  - g. A check made out to the Town of Redding to cover the cost of recording documents and map(s) in the Land Records.
    - First page (Deeds) . . . . . \$43.00 (\$13 + \$30 State)
    - Each additional page . . . . . \$ 5.00
    - Map(s). (each) . . . . . \$10.00

- III. The Commission Chairman or Secretary will sign the Mylar Sub-Division Map(s) and Site Plan(s) for approval and arrange for their recording along with the above documents at the Town Clerk's Office.

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- . The Town and/or the Planning Commission's consultants will inspect all required work and may require changes as necessary to conform to Town standards or approved plans.
- . No security shall be reduced or released until the Planning Commission certifies satisfactory completion of the work.